



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

---

**SUBJECT:** Public Hearing on the "Ranch Plan" including Planning Application PA01-0114, FEIR 589 (SCH# 2003021141), Development Agreement and attendant materials for the Planning and Development of the Southern Portion of Rancho Mission Viejo.

**PROPOSAL:** The Ranch Plan project is a privately initiated request for the development and preservation of the remaining 22,815 acres of Rancho Mission Viejo. Planning Application PA01-0114 proposes amendments to the County General Plan and a Zone Change establishing zoning regulations for the development of residential and non-residential communities covering approximately 7,694 acres (up to 14,000 dwelling units) and the preservation of approximately 15,121 acres of open space over a projected build-out of thirty years. The amendments to the County General Plan would affect the Land Use, Resources, Recreation and Transportation Elements. A Williamson Act Agricultural Preserve Cancellation and a Development Agreement are also proposed.

**LOCATION:** See enclosed project location map.

**APPLICANT:** Rancho Mission Viejo Company

### **ENVIRONMENTAL DOCUMENTATION:**

Draft EIR 589 (SCH# 2003021141) was prepared in accordance with the California Environmental Quality Act (CEQA) statutes, as amended (Public Resources Code §21000, et seq.), the CEQA Guidelines (California Code of Regulations §15000, et seq.), and County of Orange Environmental procedures.

### **PUBLIC HEARING DATE, TIME AND LOCATION:**

- September 14, 2004, 5:30 p.m. to 9:00 p.m., Mission Viejo City Hall, City of Mission Viejo (see attached map).

### **MEETING LOCATIONS REMINDER:**

The initial Planning Commission Hearing on September 14, 2004, will be conducted in the City Council Chambers, City of Mission Viejo located at 200 Civic Center, Mission Viejo, CA. Subsequent hearings will be conducted in the Planning Commission Hearing Room, 10 Civic Center Plaza, corner of W. Santa Ana Blvd. and N. Broadway, Santa Ana, CA. See other side for hearing location maps.

### **INVITATION TO BE HEARD:**

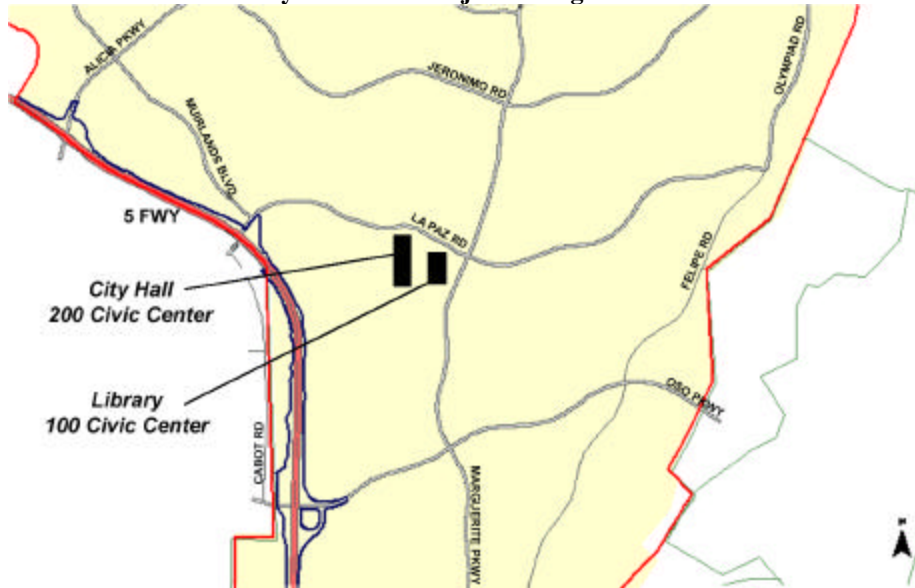
The applicant and all persons either favoring or opposing this proposal are invited to present their views at the public testimony portion of the Public Hearings. Anyone may submit written materials to the Planning Commission for its consideration. It is requested that any written materials be submitted to the Planning and Development Services Dept. prior to the meeting date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Development Services Dept.

For further project information, call John Buzas at (714) 834-5906 (FAX 834-4652) or Chuck Shoemaker at (714) 834-2166 (FAX 834-4652) or come to the Development Processing Center at the address indicated below.

**Planning and Development Services Department**  
**300 N. Flower Street**  
**P.O. Box 4048**  
**Santa Ana, CA 92702-4048**

---

**City of Mission Viejo Meeting Location**



**Planning and Development Services Department**

